

CITY OF SAN ANTONIO
Board of Adjustment
Regular Meeting Agenda

First Floor, Board Room
Development and Business Services Center
1901 South Alamo Street

Monday, April 4th, 2005

Board of Adjustment Board Members

Vacant	District 1	Gene Camargo	District Mayor
Oscar Williams	District 2	Mary Rogers	District 7
Jesse F. Jenkins	District 3	Ramon Flores	District 8
Joseph M. Tinti	District 4	Mike Villyard	District 9
Paul Klein	District 6	Michael Gallagher	District 10
	Laura Lizcano	District 5	
	Chairperson		

- I. **12:00 noon. – Work Session presentation by Staff to discuss the Sign Code regulations, and other items for consideration on the agenda for April 4, 2005.**
- II. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- III. **Invocation.**
- IV. **A-05-026:** The request of Gilbert Paiz for 1) a 6-inch variance from the minimum 5-foot side setback requirement to build a structure 4 feet, 6 inches from the east property line and, 2) a 2-foot, 6-inch variance from the minimum 5-foot side setback requirement to build the same structure 2 feet, 6 inches from the west property line, 4238 Family Tree.
- V. **A-05-027:** The request of Jose Luis Gonzalez for a Special Exception to allow a non-commercial parking lot in a residential area, 115 and 121 Amaya.
- VI. **A-05-028:** The request of Mike Rodriguez for 1) a 19-foot variance from the minimum 20-foot setback requirement to keep an existing carport 1-foot from the east property line and, 2) a 3-foot variance from the minimum 5-foot side setback requirement to keep the same carport 2-feet from the west property line, 525 North Navidad Street.
- VII. **A-05-029:** The request of Data Rose LTD Partnership for a 170 square-foot sign face area variance from the maximum allowable multi-tenant sign face area of 250 square feet to install a 420 square-foot multi-tenant sign, 9725 Datapoint Drive.
- VIII. **Discussion and recommendation regarding Sign Master Plan No. 05-2 for La Cantera, 15814 IH 10 West at FM 1604.**

IX. **Staff Report.**

X. **Approval of the minutes from the regular meeting of February 7th, 2005 and March 21st, 2005.**

XI. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.

XII. **Adjournment.**

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at: www.sanantonio.gov/dsd

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 South Alamo Street. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

BOARD OF ADJUSTMENT

April 4, 2005

CASE NO. A-05-026

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, April 4, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Gilbert Paiz

Lot 26, Block 2, NCB 15022

4238 Family Tree

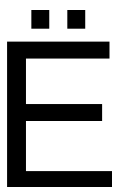
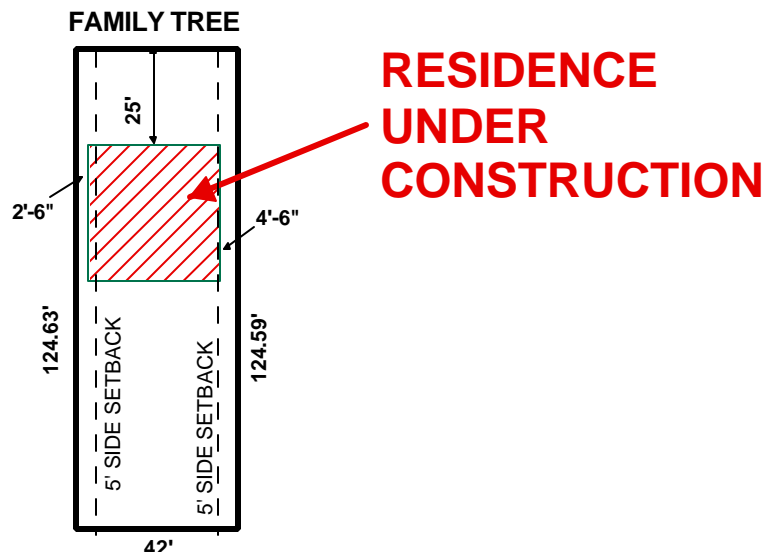
Zoned: "RM-4" Residential Mixed District

The applicant requests 1) a 6-inch variance from the minimum 5-foot side setback requirement to build a structure 4 feet, 6 inches from the east property line and, 2) a 2-foot, 6-inch variance from the minimum 5-foot side setback requirement to build the same structure 2 feet, 6 inches from the west property line.

The Development Services Department could not issue a permit because Section 35-310 of the Unified Development Code requires a minimum 5-foot side setback from the side property line for single-family detached dwellings in "RM-4" districts.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THE ENCLOSED CARD BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



Plot Plan
A-05-026

Produced by the City of
San Antonio Planning Department
in cooperation with Development

BOARD OF ADJUSTMENT

April 4, 2005

CASE NO. A-05-027

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, April 4, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Jose Luis Gonzalez

Lots 42, 43, 44, 45, 46 and 47, Block 34, NCB 8072

115 and 121 Amaya

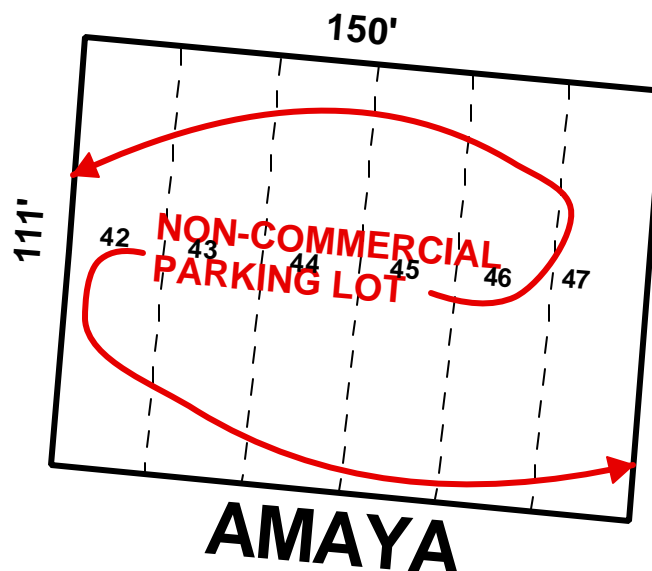
Zoned: "MF-33" Multi-Family District

The applicant requests a Special Exception to allow a non-commercial parking lot in a residential area.

Before the Development Services Department can issue a permit, the Board of Adjustment must consider a request for a Special Exception as required in Section 35-387 of the Unified Development Code.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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**Plot Plan
A-05-027**

Produced by the City of
San Antonio Planning Department
in cooperation with Development
Services Department

BOARD OF ADJUSTMENT

April 4, 2005

CASE NO. A-05-028

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, April 4, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Mike Rodriguez
Lot 48, Block 1, NCB 2817
525 North Navidad Street
Zoned: "MF-33" Multi-Family District

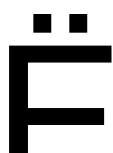
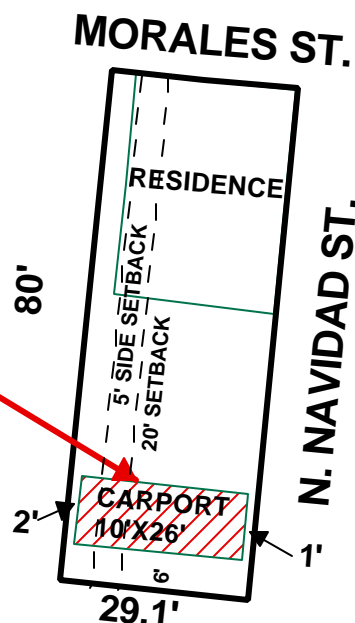
The applicant requests 1) a 19-foot variance from the minimum 20-foot setback requirement to keep an existing carport 1-foot from the east property line and 2) a 3-foot variance from the minimum 5-foot side setback requirement to keep the same carport 2 feet from the west property line.

The Development Services Department could not issue a permit because the request would not be in compliance with Section 35-516 of the Unified Development Code requires a minimum of twenty (20) feet between the back of a sidewalk or the property line and a front entry garage or carport and Section 35-370 of the Unified Development Code requires an accessory structure be located a minimum distance of 5 feet from any side or rear property line.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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**PROPOSED
TO KEEP
CARPORT**



**Plot Plan
A-05-028**

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BOARD OF ADJUSTMENT

April 4, 2005

CASE NO. A-05-029

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, April 4, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

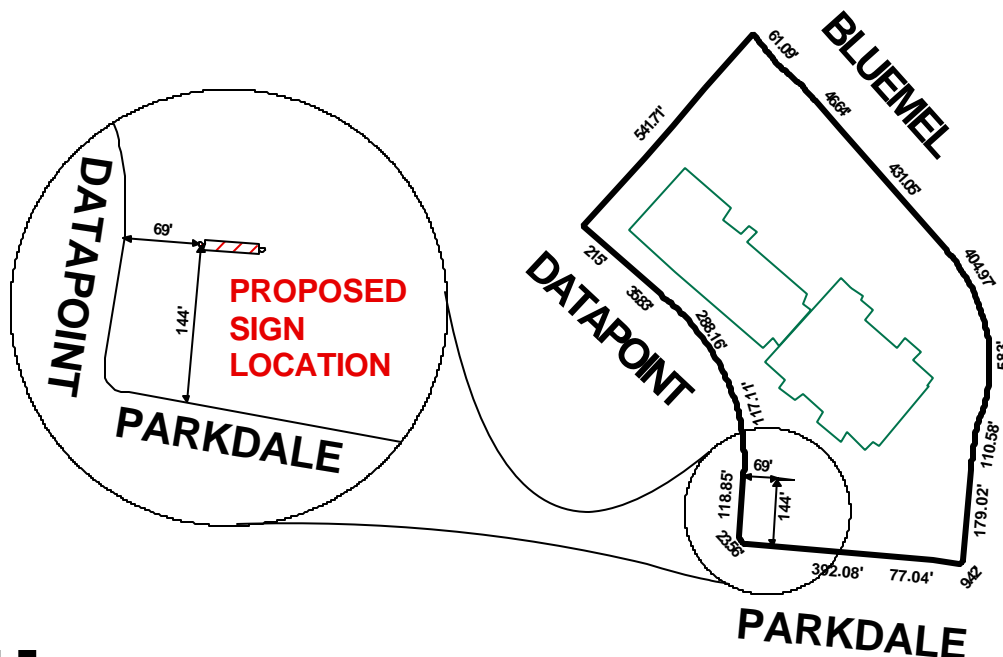
Data Rose LTD Partnership
P-71D, P-71E, P-71M, P-101 and P-102, NCB 14446
9725 Datapoint Drive
Zoned: "I-1" General Industrial District

The applicant requests a 170 square-foot sign face area variance from the maximum allowable multi-tenant sign face area of 250 square feet to install a 420 square-foot multi-tenant sign.

The Development Services Department could not issue a permit because the request would not be in compliance with Chapter 28, Section 28-239 which allows for a maximum 250 square feet of sign face area for multi-tenant signs on this street classification.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THIS ENCLOSED NOTICE BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



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**Plot Plan
A-05-029**

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